

SUBDIVISION COMMITTEE  
Regular Meeting -- January 23, 1967

PRELIMINARY PLANS

C8-67-1                      Southwind Addition, Section 1  
                                 San Jose and Guadalupe Street

The staff reported that this subdivision, located on San Jose Street and Guadalupe Street, consists of 5.8 acres, 30 lots with the average lot size being 50' x 130'. The subdivision is classified as suburban with proposed residential uses.

The following departmental comments were reviewed by the staff:

- |                               |  |
|-------------------------------|--|
| 1. Water and Sewer Department | - Water OK. Sanitary sewer approach main being designed.   |
| 2. Electric and Telephone     | - Additional easements required.   |
| 3. Storm Sewer                | - Drainage easement required in Block C, width undetermined. Show drainage structure in Beaver Street. |
| 4. Public Works               | - Show all lot dimensions, building setback lines, and contour basis.                                  |

Planning Department comments are as follows:

1. Show items listed under Public Works comments.
2. Variance required on length of western portion of San Jose Street. Recommend variance based on zoning pattern to the west.

All of the property to the west is commercial or is being used commercially, with no chance of street being extended.

3. Oral comment regarding status of property to the east and its relationship to this subdivision.

There is a subdivision called Lorena Addition, Section 2, adjoining the subject property to the east, which proposes the westerly extension of Walnut Drive, which is now dedicated from Georgian Drive westerly to one lot depth. It is proposed that Walnut Drive will then be extended further with a cul-de-sac abutting into the east property line of this subdivision. This is an old pending subdivision. A final plat was submitted and disapproved pending fiscal arrangements but there has been no further consideration. The staff feels the relationship of that subdivision should be pointed out as it brings a cul-de-sac to the subject property's east property line. There is a possibility

C8-67-1 Southwind Addition, Section 1--contd.

that the subdivision to the east could be revised and that the cul-de-sac could be extended through the subject property to the south and tie in with the extension of Guadalupe Street. If the ownership of the adjoining property can be cleared up, it may be possible to extend the street two ways. The reason this property owner is carrying the cul-de-sac to the east property line is because he can get more lots from the property.

4. Variance required on the 60 foot width requirement for the lot at the northeast corner of Guadalupe and San Jose Streets.

The Ordinance requires a 60 foot width at the building line and a 60 foot width fifty feet behind the building line. In this case, the subdivider is having to swing the street over and the 60 feet, if required at the building line, would project out into the street. There is ample building site as the lot contains over 6,900 square feet.

5. Compliance with departmental reports.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of SOUTHWIND ADDITION, Section 1, pending compliance with departmental reports, GRANTING a variance from requiring 60 feet of width fifty feet behind the building line on the lot at the northeast corner of Guadalupe and San Jose Streets.

## SHORT FORM PLATS - FILED

C8s-67-4 Edgar S. Daugherty Subdivision  
North Lamar Boulevard and Burns Street

The staff reported that this subdivision fronts onto North Lamar and extends back to Burns Street. There is a problem involved as widening is needed for North Lamar Boulevard at some point in the future. There is an existing building on Lot 1, facing North Lamar Boulevard, and the staff raises the possibility of putting a setback line on the lot which would pertain to any future development. The applicant wishes to cut the lot off at the east end facing Burns Street and is applying for a zoning change. A zoning change was requested in 1961 at which time the Commission recommended "B" Residence, First Height and Area zoning be granted on Lot 2 and "C" Commercial, First Height and Area be granted on a 150 foot strip in the middle. The request went to the City Council and was denied. The zoning request at this time is basically the same.

Mr. Foxworth stated that there are two possibilities concerning North Lamar Boulevard. In order to comply with the Master Plan, 120 feet of right-of-way is required; however, the staff realizes that this right-of-way cannot be acquired at this time because of the existing building on the property. If the Expressway Plan is adopted, approximately 250 feet of right-of-way

C8s-67-4 Edgar S. Daugherty Subdivision--contd.

will be required. Most of this will come from the east side of the street and will require a major portion of Lot 1.

Mr. Jackson stated that it is his opinion that the building existing on the property is approximately 20 feet from the building line which makes the acquisition of right-of-way very difficult at this time.

Mr. Foxworth stated that the staff is recommending approval of this short form with the comments concerning the future right-of-way of North Lamar Boulevard duly recorded in the minutes of this meeting. The Committee then

VOTED: To ACCEPT the short form plat of EDGAR S. DAUGHERTY SUBDIVISION for filing.

C8s-67-5 Rabb-Lee Subdivision  
Rabb Road and Robert E. Lee Road

The staff reported that the tracing of this short form plat has not been returned and recommended the plat be rejected for filing. The Committee then

VOTED: To REJECT for filing the short form plat of RABB-LEE SUBDIVISION.

C8s-67-6 Northern Commercial Subdivision, Resub. of Lots 1 & 2  
Banyon Street and North Lamar Boulevard

The staff reported that the tracing of this short form plat has not been returned and recommended this plat be rejected for filing. The Committee then

VOTED: To REJECT for filing the short form plat of NORTHERN COMMERCIAL SUBDIVISION, Resub. of Lots 1 & 2.

## SHORT FORM PLATS - CONSIDERED

The staff reported that all departmental reports have been received and the following short form plats complied with all requirements of the Ordinance. The Committee then

VOTED: To APPROVE the following short form plats:

C8s-67-3 J. R. Slover Subdivision  
Manor Road

C8s-66-151 Jung & Caseraghi Subdivision  
U. S. Highway 81 and Braker Lane

C8s-66-153      Preswyck Hills Commercial Area  
Rogge Lane and Springdale Road

The staff recommended that this short form plat be disapproved pending the required fiscal arrangements. The Committee therefore

VOTED:      To DISAPPROVE the short form plat of PRESWYCK HILLS COMMERCIAL AREA, pending the required fiscal arrangements.

C8s-67-1      Glenbrook Addition, Resub. of a portion, Sections 1 & 2  
Terry Lane, Ellon Road and Cheviot

The staff recommended disapproval of this short form plat pending the required fiscal arrangements and compliance with departmental reports. The Committee therefore

VOTED:      To DISAPPROVE the short form plat of GLENBROOK ADDITION, Resub. of a portion, Sections 1 & 2.

ADMINISTRATIVE APPROVAL

C8s-67-2      Real Industrial Park Resub. of Lots 3 & 4  
Real Street

The staff reported that this plat has received administrative approval under the Commission's rules. The Committee therefore

VOTED:      To ACCEPT the staff report and to record in the minutes of this meeting the administrative approval of the plat of REAL INDUSTRIAL PARK, Resub. of Lots 3 & 4.

( DISQUALIFIED: Mr. Jackson)